Benedict Road House Patuxent City vic. Private

The Benedict Road House, also known as Patuxent City Farm, is a rare example of a central-passage, single-pile dwelling of the latter half of the 19th century in Charles County. The house features a formal 5-bay facade and two gable end double-flue brick chimneys. The building is also characterized by its 2-story, full-width front porch capped by a substantial front gable. This feature is likely a later 19th century addition, but is significant as a common feature of dwellings in the area, especially in the nearby town of Benedict prior to the early 20th century fire.

The house is in poor condition with its windows and doors removed. However, the roof appears to be in good condition as are the two exterior end chimneys. Built between 1840 and 1870, the house is located in the early commercial village of Patuxent City.

MARYLAND HISTORICAL TRUST MD INVENTORY OF HISTORIC PROPERTIES	Inventory No. <u>CH-121</u>
1. Name of Property	
historic name <u>Benedict Road House</u> common/other name <u>Patuxent City Farm</u>	
2. Location	
street & number N. side Route 231 not city or town Patuxent Cityvicinity X state county Charles code 017 zip code	for publication Maryland code MD = 20637
3. State/Federal Agency Certification	N/A
· ·	N/A ====================================
5. Classification	
Ownership of Property (Check all that apply X private public-local public-State public-Federal	
Category of Property (Check only one box) X building(s) district site structure object	
Number of Resources within Property Contributing Noncontributing	
<u>0</u> <u>0</u> sit	ildings tes ructures jects tal
Is this property listed in the National Reg \underline{Yes} Name of Listing \underline{X}	gister?

6. Function	on or Use
Historic F	Functions (Enter categories from instructions) DOMESTIC Sub: Single dwelling
	unctions (Enter categories from instructions) Vacant Sub:
======= 7. Descrip	r=====================================
	ral Classification (Enter categories from instructions) Late Federal (vernacular)
found roof walls	(Enter categories from instructions) dation solid: 5-course American bond brick side gable: pressed metal shingles s wood frame: weatherboard
Narrative of the pro	Description (Describe the historic and current condition operty.)
	See Continuation Sheet No. <u>7-1</u>

8. Statement	of Significance
Applicable Na	tional Register Criteria (Mark "x" in one or more criteria qualifying the property for National
A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
В	Property is associated with the lives of persons significant in our past.
<u>X</u> C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D	Property has yielded, or is likely to yield information important in prehistory or history.
Criteria Cons	iderations (Mark "X" in all the boxes that apply.)
A	owned by a religious institution or used for religious purposes.
В	removed from its original location.
C	a birthplace or a grave.
D	a cemetery.
E	a reconstructed building, object, or structure.
F	a commemorative property.
G	less than 50 years of age or achieved significance within the past 50 years.

Inventory No. CH-121

Areas of Significance (Enter categories from instructions) ARCHITECTURE
Period of Significance <u>circa 1840-1870</u>
Significant Dates <u>ca.1840-1870</u>
Significant Person (Complete if Criterion B is marked above)
Cultural Affiliation <u>Undefined</u>
Architect/Builder <u>Unknown</u>
Narrative Statement of Significance (Explain the significance of the property.)
See Continuation Sheet No. 8-1

9. Major Bibliographical References ______ (Cite the books, articles, legal records, and other sources used in preparing this form.) Brown, Jack D., et al. Charles County, Maryland, A History. Charles County Bicentennial Committee, 1976. Charles County Land Records. Charles County Courthouse, La Plata, Maryland. Klapthor, Margaret Brown. The History of Charles County, Maryland. La Plata, MD: Charles County Tercentenary, Inc., 1958. 10. Geographical Data Acreage of Property <u>56.75 acres</u> Verbal Boundary Description (Describe the boundaries of the property.) The property is designated as Parcel 34 on Map 37, Grid 13 on the Charles County Property Map. Boundary Justification (Explain why the boundaries were selected.) The Benedict Road House has been associated with Parcel 34, Map 37 since its construction. 11. Form Prepared By name/title <u>Kathryn Gettings Smith, Architectural Historian</u> organization Charles County Planning Dept. date May 24, 1999 street & number P.O. Box B telephone 301-645-0689 city or town <u>La Plata</u> state <u>MD</u> zip code <u>20646</u> 12. Property Owner name <u>Ellen Nesheim</u> street & number 3008 Tennyson St., NW telephone __ city or town <u>Washington</u> state <u>DC</u> zip code <u>20015</u>

Inventory No. CH-121

Section _______ Page ____1__

Benedict Road House
name of property
Charles County, Maryland
county and state

The Benedict Road House, also known as Patuxent City Farm, is a good example of a central-passage, single-pile plan dwelling of the latter half of the 19th century. The house is in poor condition with its windows and doors removed. However, the roof appears to be in good condition as are the two exterior end chimneys. Built between 1840 and 1870, the house is located in the early commercial village of Patuxent City.

Located on a 56.75-acre parcel on the north side of Route 231 (Prince Frederick-Benedict Road) near its intersection with Route 381 (Brandywine Road), the house sits very close to Route 231, facing south. The property slopes down at the rear and several mature trees dot the property.

The house consists of a 2-story single-pile side gable dwelling with a full-width 2-story front porch. Set on a continuous brick foundation, the house is sheathed in wood weatherboard and features two double-flue exterior gable end chimneys, one on either end. A 1-1/2-story frame wing sitting on a continuous brick foundation extends off the west gable end. It also is clad with weatherboard. In addition, an enclosed rear porch extends across the width of the main house and overlaps onto the west wing.

The 2-story front porch is crowned by a sizable center gable that contains a single round-headed window. The porch has been altered by the reconstruction of the first floor using poured concrete and block, and by the replacement of the porch posts. The porch ceiling is composed of beaded matchstick paneling.

Divided into the five bays, the building's facade is characterized by a centered entry, now missing its door, and by the symmetrical placement of two windows to either side of the entrance. This design is repeated above on the second story where a single-leaf door provides access the the second story piazza.

Either gable end of the house is broken only by two small 2/2 sash windows set in the upper story gable and flanking the chimney stack.

The rear wall of the house reflects a similar organization as the facade. The second story windows are placed identically to those of the facade. However, the first story of the original house is covered by the 1-story enclosed porch. This porch is clad in wood weatherboard and is pierced by three windows and one door. The only remaining element here is the single-leaf 4-panrel wood door

Inventory No. CH-121

Section	7	Page	2

name of property
Charles County, Maryland
county and state

that provides access to this enclosed porch. The last bay on the east end of the rear porch enclosure has lost its north wall.

The 1-1/2-story west wing is pierced on its facade by a single-leaf entrance and a single window missing its sash. The wing's gable end features a single window on the first story and two 2/2 wood sash windows in the gable. The rear of the wing is covered by a 1-story porch. The porch is accessed from the wing via a single leaf door on its north wall.

The dwelling's interior is in very poor condition, and only the first floor was surveyed. The first floor contains a center stair hall/passage with a open dog-leg stair that is severely deteriorated, and two flanking rooms. A single room occupies the first story of the wing, and the rear porch enclosure is divided into two rooms and a hall.

The remaining interior finishes consist of random width tongue-and-groove flooring, reciprocal sawn lath with plaster finishing, and convex, Greek Revival style window and door casings. The heavy timber framed structure incorporates hewn framing members and brick nogged walls. The west wing is nogged as well although there appears to be a break in the foundation between the main block and the wing.

The most remarkable feature of the house is the massive base on the western gable end chimney. The base extends far into the first floor room of the west wing and has been whitewashed. It was difficult to determine whether there was once a firebox on the wing side of the chimney.

None of the original mantels remain, and the stair has been stripped of its decoration. The few remaining interior doors consist of 4-panel single-leaf doors like the one opening off the rear porch enclosure.

There are no outbuildings associated with the dwelling.

Inventory No. CH-121

Section 8 Page 1

Benedict Road House
name of property
Charles County, Maryland
county and state

The Benedict Road House is a rare example of a central-passage, single-pile frame house from the mid-19th century in Charles County. The house features a formal 5-bay facade and two gable end double-flue brick chimneys. The building is also characterized by its 2-story, full-width front porch capped by a substantial front gable. This feature is likely a later 19th century addition, but is significant as a common feature of dwellings in the area, especially in the town of Benedict prior to the early 20th century fire. The house was likely built between 1840 and 1870 in the early-19th century village of Patuxent City.

The Benedict Road House stand within the 19th century village of Patuxent City, and at one time was known as Patuxent City Farm. Patuxent City, located near Old Fields Church on the Highesville-Benedict Road (now Route 231), once boasted a store, blacksmith shop, and a number of dwellings located on relatively small lots lining the main road. It appears that the town developed during the early 19th century as one of the several trade centers that grew up at crossroads across the county. Today, only a handful of original buildings remain in Patuxent City. These include Patuxent City House (18th century, CH-122), Old Fields Chapel (CH-112), the Herbert House (19th century, CH-119), and the Benedict Road House.

The Benedict Road House was a substantial dwelling of the time, and at one time fashionably finished. Its original owner was likely a local merchant, who may have run the store located on the adjacent lot. Both buildings were sited prominently on a main thoroughfare. A 1911 survey map that was drawn to indicate the division of Jeremiah Dudley's property labels the 54.5-acre parcel upon which the house stands as "Patuxent City Farm."

Jeremiah Dudley died intestate in 1902. At the time of his death he owned 894.25 acres valued at \$17,468. Most of this lay in the vicinity of Patuxent City. As a result of an Equity case involving a dispute among Jeremiah's heirs, a commission was appointed to equitably divide his acreage among his heirs. The result was several subdivisions and combinations of former tracts. Known as "dower subdivisions" since they represented the dower of Jeremiah's widow, Jennie R. Dudley, the new tracts of land incorporated different acreages. "Dower Subdivision No.1" encompassed 199.25 acres that included a 54.5-acre tract labeled "Patuxent City Farm" on the 1911 survey map, and a 1.75-acre parcel known as the "Store House Lot" (see Equity Case #1275, Charles County Circuit Court Equity Records, Liber CP 13, Folio 636-). At the time of the survey, the "Store House Lot" was located what was

Inventory No. CH-121

Section <u>8</u> Page <u>2</u>	Benedict Road House
<u> </u>	name of property
	Charles County, Maryland
	county and state
=======================================	=======================================

then known as Woodville Road (now Brandywine Road, Route 381), but has since the relocation of that road farther west, been incorporated with the Patuxent City Farm tract. Evidence of the original road bed that once divided the two lots is still evident in the landscape as well as on current property maps. Judging from these maps, it appears that the present house was erected on the Patuxent City Farm tract.

Between 1934 and 1946, the heirs of Jeremiah Dudley sold Walter J. Mitchell a 56.25-acre portion of "Dower Subdivision No.1," which incorporated all of the original Patuxent City Farm along with the 1.75-acre "Store House Lot." Mitchell and his wife, Florence J., devised this property to their five children at their deaths. In 1964, James C. Mitchell, acting as attorney in fact for himself and his father's other heirs, sold the same parcel to Patrick A. & Mary C. Deck. After Mary Deck's death, Ellen D. Neshiem, the current owner, inherited the property.

Inventory No. CH-121

Benedict Road House

name of property
Charles County, Maryland

county and state

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Agricultural-Industrial Transition,

1815-1870

Industrial/Urban Dominance, 1870-

1930

Prehistoric/Historic Period Theme (s):

ARCHITECTURE

RESOURCE TYPE(S)

Category:

Building

Historic Environment:

Rural

Historic Function (s):

DOMESTIC/Single dwelling

Known Design Source:

Unknown

Inventory No. CH-121

Benedict Road House
name of property
Charles County, Maryland
county and state

Chain of Title:

(July 22, 1873:

Richard H. Edelen, Trustee William H. Moore, Edward D.R. Bean & Benjamin M. Edelen Decree of Circuit Court February 25, 1871 Equity case: Richard F. Boarman & others vs. J. Miller & Mary Elizabeth Boarman Petition of James T. Thomas, made May 19, 1866 to divide lands of James T. Thomas Richard H. Edelen appointed to sell \$1770 for Store House & Lot and also the new dwelling house and lot for \$1720 called the Store Lot with Store House & 5/8 acre near Patuxent City designated on a plat filed with petition of James T. Thomas Charles County Land Records Liber GAH 4 Folio 37)

????:

to Jeremiah Dudley

1902:

Jeremiah Dudley died intestate
Heirs: widow, Jennie R. Dudley &
children, John Dudley, Pattie E.
Boarman, William J. Lyons (only
living descendant of Agnes M. Lyon,
Jeremian Dudley's daughter), Louis
P. Dudley, May E. Dudley & Nelson
Dudley

June 12, 1911:

Equity Case #1275: Jennie R. Dudley, et al. vs. T. Nelson Dudley
Jeremiah Dudley owned several lots
near Patuxent City at time of death
= 894.25 acres
Commission appointed to divide land
Valued at \$17,468

Benedict Road House name of property Charles County, Maryland county and state

Divided into 3 lots: dower Lot 1, Dower Lot 2, & Dower Lot 3

August 4, 1934:

Heirs of Jeremiah Dudley to Walter J. Mitchell Equity Case: County Trust Company vs. T. Nelson Dudley Robert Cooksey, Sheriff appointed to sell disputed land \$444 Dower Subdivision 3 = 231.75 acres

Charles County Land Records Liber WMA 59 Folio 307

April 18, 1940:

1/2 interest of William J. Lyon to Walter J. Mitchell Charles County Land Records Liber WMA 72 Folio 96

October 21, 1946:

1/4 interest of Pattie E. Kershaw (formerly Pattie E. Boarman, nee Dudley), widow to Walter J. Mitchell Charles County Land Records Liber TBM 84 Folio 151

December 16, 1953:

Will of Walter J. Mitchell Devised land to 5 children: Mary Emily Mitchell, H. Maxwell, Walter J. Mitchell, Elizabeth M. Schmicks & James C. Mitchell Charles County Register of Wills Liber ERP 22 Folio 422

June 11, 1964:

James C. Mitchell, attorney in fact for heirs of Walter J. Mitchell to Patrick A. & Mary C. Deck "Dower Subdivision No. 1" = 199.25 Charles County Land Records Liber 169 Folio 396

September 6, 1984:

Ellen D. Neshiem & Marjorie Anne Deck, personal representatives of estate of Mary C. Deck to Ellen D. Neshiem

Inventory No. CH-121

Benedict Road House
name of property
Charles County, Maryland
county and state

199.25 acres minus 143 acres = 56.25 acres
East of Benedict & Woodville roads
Charles County Land Records
Liber 1031 Folio 79

Form 10-300 (Dec. 1968) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE NATIONAL REGISTER OF HISTORIC PLANE.

CH 121	215209
STATE: 09	
COUNTY:	
FOR NPS USE O	NLY
ENTRY NUMBER	DATE

	NAME	23.54	<u> </u>					
	COMMON: BEHEDICT R	DAD HOUSE	3					
	AND/OR HISTORIC:							
2.	LOCATION							
	STREET AND NUMBER:	enedict R	oad (1	Now Prince	Frederic	k Hughesville MD 231)	e Road,	
	CITY OR TOWN: Benedic	t (nr.	Patus	kent City)(and Hug			
	STATE Maryland	Trans.		CODE	OUNTY:	Charles		CODE
3.	CLASSIFICATION			-				
	CATEGORY (Check One)		0	WNERSHIP		STATUS		SIBLE PUBLIC
	District Building Public Public Acquisition: Occupied Yes: Site Structure Privote In Process Unoccupied Restrict							cted
	PRESENT USE (Check One or N	Tore as Appropr	riate)				_1	
	Cammercial Industria Educational Military Entertainment Museum		Relig	ate Residence gious ntific		er (Specify)		
4.	Educational Military		Relig	gious		er (Specity)		
4.	Educational Military Entertainment Museum OWNER OF PROPERTY		Relig	gious		er (Specity)		
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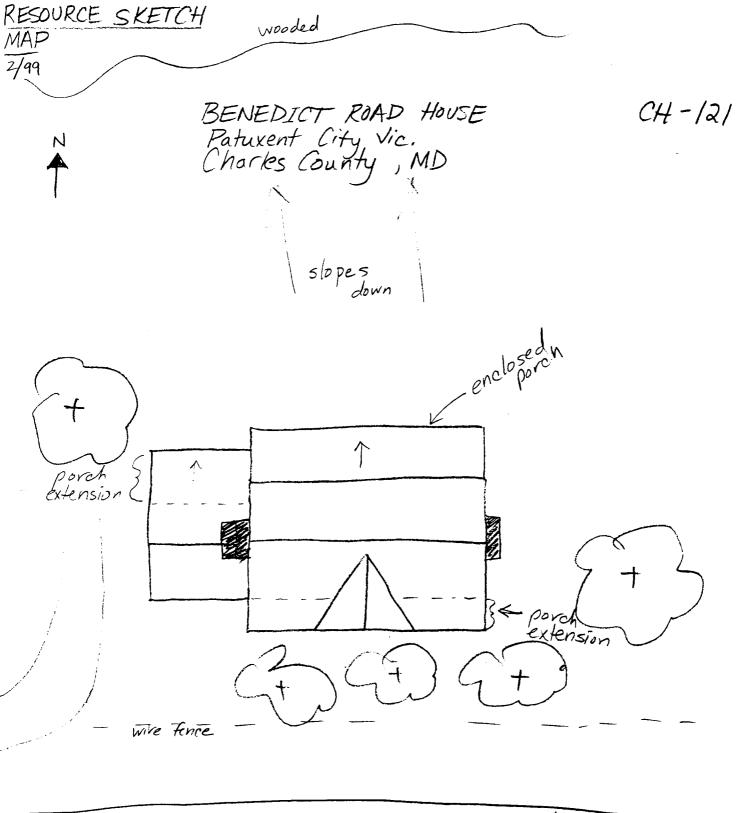
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of	This is a large two s single double flue chimney at the house is covered by a two ntage. There is a late nineted the W gable.	each end. The storey porch of	front wall f Victorian
of	The house sits on br length with center door and of the house are unbroken visably ndows flanking the chimneys at	versead transomy with exception	e. The ends

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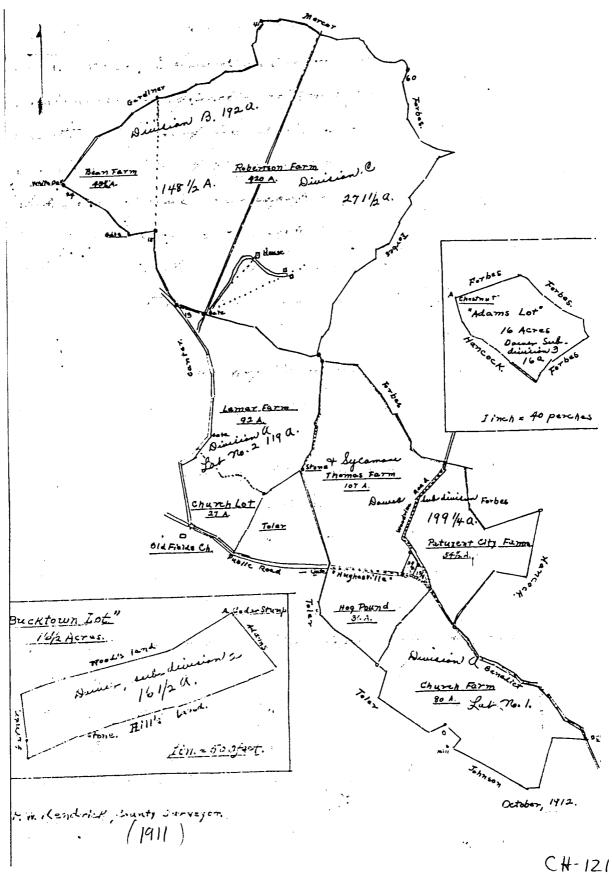
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Canservation		Military		Theater			
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89-665)	, I hereby nominate t	his property for in	nclusion		National Register.		
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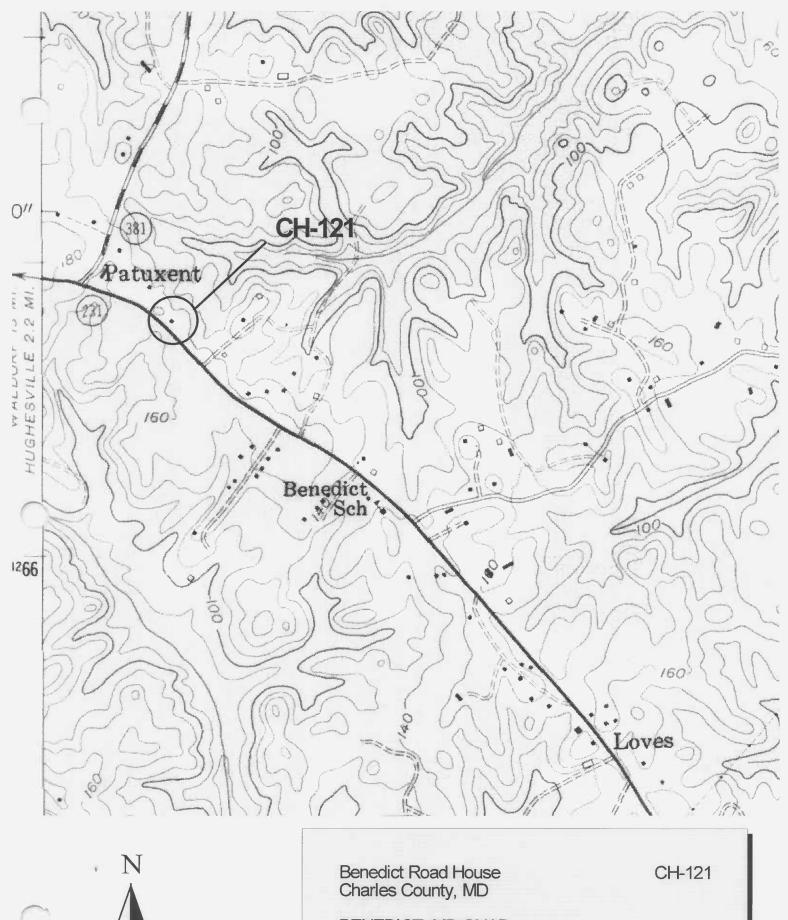
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Prince Frederick Rd.



Historic Map:

"Survey of lands of Jeremiah Dudley" Charles County Circuit Court Equity Case #1275 June 12, 1911 Liber CP 13, Folio 636

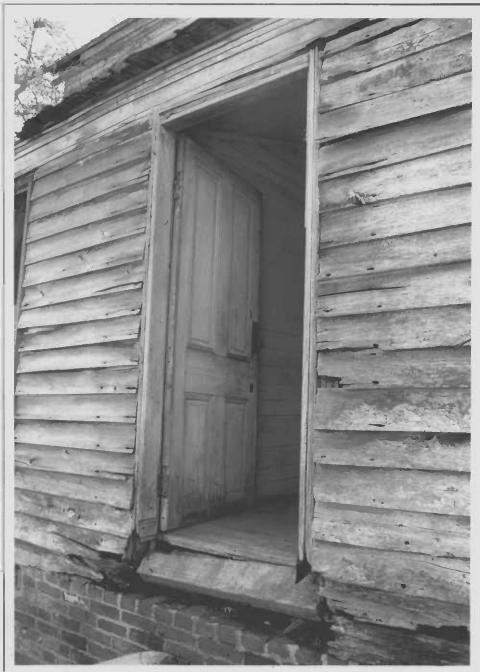


BENEDICT, MD QUAD



CH-121 BENEDICT ROAD HOUSE CHARLES COUNTY, MD KG SMITH 2/99 MARYLAND SHIPO EAST GABLE END

5 OF 6



CH-121 BENEDICT ROAD HOUSE CHARLES COUNTY, MD K.G. SMITH 2/99 MARYLAND SHPO DETAIL - REAR ENTRANCE 6 OF 6



CH-121 BENEDICT ROAD HOUSE CHARLES COUNTY MD K.G. SMITH 2/99 MARYLAND SHPO FACADE - LOOKING NORTH 1 OF 6



CH-121 BENEDICT ROAD HOUSE CHARLES COUNTY MD K.G. SMITH 2/99 MARYLAND SHPO LOOKING NE

2 OF 6



CH-121
BENEDICT ROAD HOUSE
CHARLES COUNTY, MD
KG, SMITH
2/99
MARYLAND SHPO
WEST ELEVATION

3 OF 6



CHI-121 BENEDICT ROAD HOUSE CHARLES COUNTY, MD K.G. SMITH 2/99 MARYLAND SHPO NORTH ELEVATION 4 OF 6